| 086.0 | 0005 | 0002.B | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,019,200 / | 1,019,200 |
| | | | | | USE VALUE: | 1,019,200 / | 1,019,200 |
| | | | | | ASSESSED: | 1,019,200 / | 1,019,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 188 | | WESTMINSTER AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KOKUBO KEN/ETAL |
| Owner 2: | JACKSON BRENDA M |
| Owner 3: | |
| Street 1: | 188 WESTMINSTER AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Clapboard Exterior and 2966 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6211.000 | 594,800 | | 424,400 | 1,019,200 |
| Total Card | 0.143 | 594,800 | | 424,400 | 1,019,200 |
| Total Parcel | 0.143 | 594,800 | | 424,400 | 1,019,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.60 | /Parcel: 343.60

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 54728

**GIS Ref**

**GIS Ref**

**Insp Date** 09/15/18

!7045!

## PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0002.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 594,800 | 0 | 6,211. | 424,400 | 1,019,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 578,600 | 0 | 6,211. | 424,400 | 1,003,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 578,500 | 0 | 6,211. | 424,400 | 1,002,900 | 1,002,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 406,400 | 0 | 6,211. | 418,400 | 824,800 | 824,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 400,000 | 0 | 6,211. | 321,400 | 721,400 | 721,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 400,000 | 0 | 6,211. | 303,200 | 703,200 | 703,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 400,000 | 0 | 6,211. | 278,900 | 678,900 | 678,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 384,200 | 0 | 6,211. | 260,700 | 644,900 | 644,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 04:55:09 |

**LAST REV**

| Date | Time |
|---|---|
| 10/02/18 | 11:25:09 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7045

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MC NAMARA ROBER | 25617-24 | | 8/31/1995 | | 211,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 54728 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/20/2011 | 477 | Renovate | 173,000 | | | | | int renovations /n |
| 2/14/2001 | 95 | Addition | 75,000 | C | | | | ADD 3RD FLOOR LIVI |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/25/2009 | Measured | 372 | PATRIOT |
| 5/15/2002 | Permit Visit | PM | Peter M |
| 1/27/2000 | Measured | 263 | PATRIOT |
| 12/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6211 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 6 | | | | | | | | | 424,431 | | | | | | 424,400 | |

| Total AC/HA: | 0.14258 | Total SF/SM: | 6211 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 424,431 | Spl Credit | | Total: | 424,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GOLD | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1955 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.06522489 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 150.608 |
| Other Features: | 130040 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 623470 |
| Depreciation: | 28680 |
| Depreciated Total: | 594791 |

## COMMENTS

EST BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 2 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 10 | BRs: | 6 | Baths: | 2 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2001 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

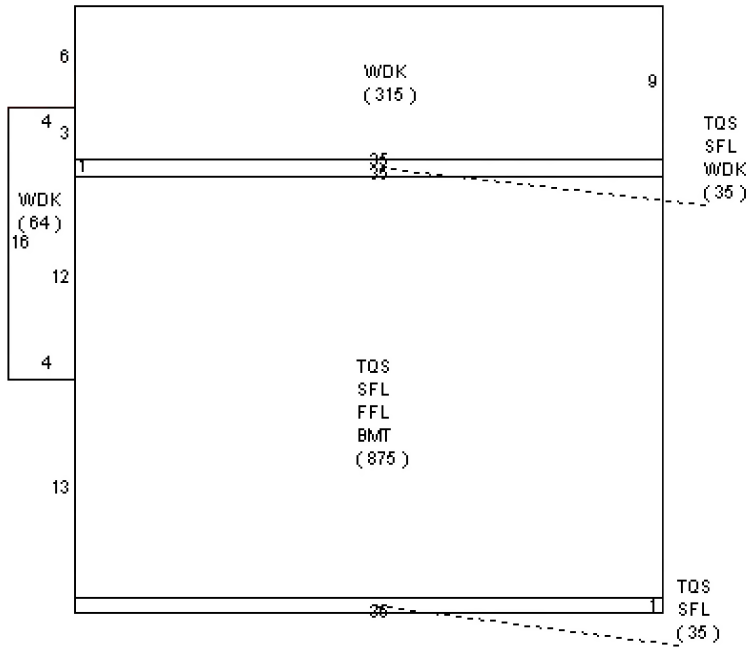
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 3 | M |
| Totals | | | |
| 2 | 10 | 6 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 165.67 |
| Special Features: | 0 | Val/Su Net: | 155.79 |
| Final Total: | 594800 | Val/Su SzAd | 235.22 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 945 | 150.610 | 142,324 |
| BMT | Basement | 875 | 59.870 | 52,383 |
| FFL | First Floor | 875 | 150.610 | 131,782 |
| TQS | 3/4 Story | 709 | 150.610 | 106,743 |
| WDK | Deck | 414 | 8.500 | 3,518 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,818 | | | Total: | 436,750 |
| Size Ad | 2528.75 | Gross Area | 4054 | FinArea | 2966 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

086.0-0005-0002.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X10 | A | AV | 2004 | 0.00 | T | 12 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc